



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
THURSDAY, SEPTEMBER 21, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00228)</b>  <b>ANDERSON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Virgil Anderson, for the approval of a Variance to allow for construction of a garage and shop. The garage and shop would be constructed 5 feet from the north property line where normally a 30 foot side setback is required. The subject property, Assessor's Parcel Number 046-121-084-000, comprises approximately .81 acres, is currently zoned RA-B-X 4.6 AC. MIN. (Residential Agriculture, combining Minimum Building Site of 4.6 acres) and is located at 7655 Memory Lane, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.070 (A) of the Placer County Environmental Review Ordinance [Class 3 - New construction of accessory structures]. The Planning Services Division contact, Chris Schmidt, can be reached by phone at (530) 745-3076 or by email at CRSchmid@placer.ca.gov.</p>
<p>9:10 a.m.</p> <p>APPROVED</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN17-00236)</b>  <b>BEAVER – LOT 79</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 (DURAN)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing on the date and time noted above. The applicant requests approval of a Conditional Use Permit modification to the required rear yard setback of 15 feet to 12 feet-9 inches in order to construct a covered patio for an existing single-family residence. The subject property, Assessor's Parcel Number 029-260-002-000, comprises approximately .55 acres, is currently zoned RS-AG-B-40 PD 1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of one dwelling unit per acre) and is located at 4661 Waterstone Drive, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction). The Planning Services Division contact, Nikki Streegan, can be reached by phone at (530) 745-3577 or by email at nstreega@placer.ca.gov.</p>
<p>9:20 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00234)</b>  <b>SATCHWELL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 (UHLER)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Bret and Gayle Satchwell, for the approval of a Variance from the existing 30' setback to a 21' setback on the west side of the property to permit a 850 SF detached guest house. The subject property, Assessor's Parcel Number 035-162-007-000, comprises approximately 2.4 acres, is currently zoned RA-B-100</p>

	<p>(Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located at 7635 Wildflower Court, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption (Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations)). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at wsmithha@placer.ca.gov.</p>
<p>9:30 a.m.  APPROVED</p>	<p><b>VARIANCE (PLN17-00221)</b>  <b>CRENSHAW</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, John and Rebecca Crenshaw, for the approval of a Variance to reduce the rear setback from the west property line to 5 feet from property line where 30 feet from property line is normally required in order to construct 16-foot 6-inch wide by 82-foot 6-inch long (approximately 1,266 square feet) ground mounted solar array. The subject property, Assessor's Parcel Number 037-011-070-000, comprises approximately 2.9 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min) and is located at 3245 Silver Leaf Court, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Patrick Dobbs can be reached by phone at pdobbs@placer.ca.gov.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>9:40 a.m.  APPROVED</p>	<p><b>MINOR LAND DIVISION (PLN16-00232)</b>  <b>CROWLEY</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Timothy Crowley, for the approval of a Minor Land Division to allow for the subdivision of an approximately 34.6 acre parcel into four parcels consisting of 5.1 acres, 10.1 acres, 14.3 acres and 5.1 acres. The subject property, Assessor's Parcel Numbers 036-140-010-000 &amp; 036-130-008-000, comprise approximately 34.6 acres, is zoned RA-B-X-4.6 PD 0.44 (Residential Agriculture, combining Minimum Building Site designation of 4.6 acres, combining Planned Residential Development designation of 0.44 dwelling units per acre) and is located at 9691 Sterling Pointe Court, approximately 1.3 miles from the intersection of Auburn Folsom Road and Lomida Lane in the Loomis area. The Parcel Review Chairman will also consider the</p>

	<p>adoption of a Mitigation Negative Declaration prepared for the proposed project. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>9:50 a.m.</p> <p>CONTINUED TO OCTOBER 19, 2017 9:40 AM</p>	<p><b>MINOR LAND DIVISION RE-APPROVAL PMLD 20040355</b> <b>GARCIA</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Chairman will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Gerald and Betty Garcia for the Re-approval of a Minor Land Division to allow for the subdivision of an approximately 6.3 acre parcel into two parcels consisting of 3 acres and 3.3 acres. The subject property, Assessor's Parcel Numbers 032-193-008-000, 032-252-019-000 &amp; 032-252-028-000, is zoned RA-B-100 (Residential Agriculture, combining Minimum Building Site designation of 100,000 square feet) and is located at 7940 Gilardi Road in the Penryn area, approximately 0.6 miles east of the intersection of Taylor Road and Rock Springs Road. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>9:55</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME AND MODIFICATION PMLD 20070345</b> <b>CHRISTENSEN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Auburn Equipment Company LLC, for the approval of a Minor Land Division Extension of Time and Modification to allow for the subdivision of an approximately 1.96 acre property in two parcels consisting of 0.96 acres and 1 acre. The subject property, Assessor's Parcel Number 052-270-037-000, is currently zoned OP-DC-AO (Office Professional, combining Design Scenic Corridor, combining Airport Overflight) and is located off of KOA Way, approximately 0.25 miles east of Grass Valley Highway in the Auburn area. The Parcel Review Chairman will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>10:00</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20050612</b> <b>WISE ROAD ESTATES</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to</p>

	<p>consider a request from the property owner, Wise Road Estates LLC, for the approval of a Minor Land Division Extension of Time to allow for two additional years to satisfy the Conditions of Approval and to record the final parcel map. The subject property, Assessor's Parcel Number 020-167-031-000, comprises approximately 60.4 acres, is currently zoned F-B-X-10 (Farm, combining Minimum Building Site of 10 acres) and is located at 1663 Wise Road, approximately 1,500 feet north of Wise Road and 1,750 feet west of Harold Crosby Road in the Lincoln area. The Parcel Review Chairman will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>10:05 a.m.  APPROVED</p>	<p><b>ADDITIONAL BUILDING SITE (PLN17-00118)</b>  <b>MOORE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, James and Sherry Moore, for the approval of an Additional Building Site. The subject property, Assessor's Parcel Number 020-167-071-000, comprises approximately 21.2 acres, and is currently zoned F-B-X-10 (Farm, combining Minimum Building Site of 10 acres) and is located at 3735 Crosby Herold Road, in the Lincoln area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by e-mail at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>10:10  APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00233)</b>  <b>HUTCHINSON/BARNETT</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 (WEYGANDT)</b></p> <p>Minor Boundary Line Adjustment on Assessor's Parcel Numbers 020-142-001-000, 020-142-009-000, 020-142-014-000 &amp; 020-143-013-000 to reconfigure the subject parcels. The properties are zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and are located in the Lincoln area.</p>